

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 164 | | CEDAR AVE, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|----------------|-------|------------|
| Owner 1: | LEWIS DENNIS P | | |
| Owner 2: | CLARKE WENDY E | | |
| Owner 3: | | | |
| Street 1: | 164 CEDAR AVE | | |
| Street 2: | | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 02476 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|-------------------------|-------|--|
| Owner 1: | CROAK ROBERT J/ESTATE - | | |
| Owner 2: | C/O ROBERT FRY - | | |
| Street 1: | 195 CASAZZA DRIVE | | |
| Twn/City: | RENO | | |
| St/Prov: | NV | Cntry | |
| Postal: | 89502 | | |

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2512 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|----------|--|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.12764 | Total SF/SM: | 5560 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | | Total: | 469,442 | Spl Credit | | Total: | 469,400 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|----------|--|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 101 | 5560.000 | 496,300 | | 469,400 | 965,700 |
| | | | | | |
| | | | | | |
| Total Card | 0.128 | 496,300 | | 469,400 | 965,700 |
| Total Parcel | 0.128 | 496,300 | | 469,400 | 965,700 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 384.43 | /Parcel: 384.43 |

PREVIOUS ASSESSMENT

| Year | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 496,300 | 0 | 5,560. | 469,400 | 965,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 482,800 | 0 | 5,560. | 469,400 | 952,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 482,900 | 0 | 5,560. | 469,400 | 952,300 | 952,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 343,200 | 0 | 5,560. | 440,100 | 783,300 | 783,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 342,800 | 0 | 5,560. | 363,800 | 706,600 | 706,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 329,500 | 0 | 5,560. | 334,500 | 664,000 | 664,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 329,500 | 0 | 5,560. | 305,100 | 634,600 | 634,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 286,700 | 0 | 5,560. | 299,300 | 586,000 | 586,000 | Year End Roll | 12/11/2014 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|-----------|--------------------|
| 8/26/2020 | 992 | | 5,650 | C | | | | |
| 11/1/2016 | 1333 | Addition | 209,000 | O | | | | replace sunprch w/ |
| 7/7/2015 | 888 | Renovate | 7,000 | | 7/7/2015 | | | 1 replacement entr |
| 12/9/2014 | 1675 | Redo Bat | 10,000 | | | | | Bath remodel 2nd f |
| 8/19/2014 | 1027 | Renovate | 20,000 | | 8/19/2014 | | | kitchen and bath |
| 3/21/2014 | 245 | New Wind | 9,000 | | | | | |
| 10/2/2003 | 848 | Dormers | 20,000 | C | | G6 | GR FY06 | int. insulation & |
| 12/3/2002 | 1028 | Dormers | 18,000 | | | | | |
| 4/30/2001 | 318 | Wood Dec | 2,000 | O | | | | 12X20 WDK |
| 9/29/1992 | 484 | Siding | 8,200 | | | | | SIDING |

| | | |
|-------------------|--|-----------|
| Legal Description | | User Acct |
| | | 101810 |
| | | GIS Ref |
| | | |
| | | GIS Ref |
| Entered Lot Size | | |
| Lot Land: | | |
| Unit Type: | | Insp Date |
| | | 01/20/18 |

0012.0

| | Date |
|--|------------|
| | 12/23/2021 |
| | 12/10/2020 |
| | 12/18/2019 |
| | 1/3/2019 |
| | 12/20/2017 |
| | 1/3/2017 |
| | 1/4/2016 |
| | 12/11/2014 |

PAT ACCT.

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 1/20/2018 | TTL REFUSAL | HS | Hanne S |
| 8/19/2014 | Info Fm Prmt | PC | PHIL C |
| 6/11/2014 | External Ins | PC | PHIL C |
| 1/9/2009 | Meas/Inspect | 372 | PATRIOT |
| 6/23/2005 | Permit Visit | BR | B Rossignol |
| 3/30/2001 | MLS | MM | Mary M |
| 11/30/1999 | Mailer Sent | | |
| 11/23/1999 | Measured | 264 | PATRIOT |
| 7/21/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA ____/____/____

[illegible]

| | | | | |
|---------|------------|--|--------|---------|
| 469,442 | Spl Credit | | Total: | 469,400 |
|---------|------------|--|--------|---------|

apro

Database: AssessPro - ArchiveProArling

2023



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 101810 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |
| | |
| | |

